

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO:

Gary Abrahams
T-Mobile USA
PO Box 1557
Bothell, WA 98041

T-Mobile USA
19807 North Creek Parkway North
Bothell, WA 98011

Steve Crawford
Issaquah School District No. 411
565 NW Holly Street
Issaquah, WA 98029

SUBJECT:

T-Mobile at Issaquah High School
Administrative Site Development Permit (ASDP)

APPLICATION:

Application: ASDP14-00001
Reference: BLD14-00074

DATE OF DECISION:

March 26, 2014

REQUEST:

An application has been submitted by T-Mobile USA for a new wireless communication facility to be located at Issaquah High School. The proposal includes flush mounting nine (9) antennas on the exterior of the existing building rooftop screen walls, with the antennas painted to match the screen walls to have minimal visual impact. The radio equipment cabinets will be located on the roof of the school between the screen walls.

T-Mobile has a coverage gap in this area of Issaquah and the facility is designed to provide increased coverage to the Issaquah High School campus and to the surrounding area.

LOCATION:

The project is located at Issaquah High School, 700 2nd Avenue SE, in the Olde Town Subarea. See vicinity map, Exhibit 2.

DECISION MADE:

On March 26, 2014, the Development Services Department conditionally approved the Administrative Site Development Permit (ASDP) for the above proposal. Approval of this application is based on the submittal of January 14, 2014, and is subject to the following conditions:

1. Prior to installation of the antennas and associated equipment, a Building Permit (under review with application BLD14-00074) must be issued from the City of Issaquah Permit Center.
2. In accordance with IMC 18.07.505(G), the project must meet the requirements of the Federal Communications Commission and the Federal Aviation Administration (FAA).
3. In accordance with IMC 18.07.505(I), no equipment shall be operated so as to produce noise in levels above forty-five (45) dB as measured from the nearest property line.
4. In accordance with IMC 18.07.505(J), the antennas and all associated equipment shall be removed by the current operator within 6 months of the date it ceases to be operational or if the facility falls into disrepair.
5. The Police and Fire Departments concern is the potential for interference with the existing 800 Mhz Bi-directional antenna system that was installed in the Issaquah High School for public safety radio support. This should be evaluated for potential interference before installation.

REASONS FOR DECISION:

1. The zoning of the site is "CF-F", (Community Facilities - facilities). The location of wireless communication facilities is allowed in this zone and is authorized to be reviewed under a "Level 1" Administrative Site Development Permit (ASDP) process in residential zones per IMC 18.07.505-C. However, when located within 300 feet of a residentially zoned property, the review is moved to a Level 2 Review with notice to surrounding property owners.
2. It is the policy of the City to minimize the number of wireless communication support towers. The City encourages the location of antenna arrays on existing structures (IMC 18.07.505-D). A new tower will not be constructed. The proposal will locate the new antennas on the roof of Issaquah High School that will be screened with existing screen walls.
3. The Land Use Code defines a "Wireless Communication Facility" as, "Any unstaffed facility for the transmission and/or reception of radio frequency (RF) signals through electromagnetic energy usually consisting of an equipment or cabinet, a support tower or other structures used to achieve the necessary elevation, and the transmission and reception devices or antenna."
4. IMC Chapter 18.07.505 contains the regulations for wireless communication facilities. The standards were designed to comply with the Telecommunications Act of 1996. City regulations requires a Level 2 review including notification of adjacent property owners within 300 feet for all wireless communication facilities within 300 feet of residential zoning districts, including new towers and the addition of wireless communication equipment on existing structures. The subject site is zoned residential (CF-F) and the equipment is located on the roof top of Issaquah High School. As proposed and conditioned, the project meets the criteria listed in this section.

5. A non-ionizing electromagnetic exposure analysis & engineering certification report was prepared for the project, dated November 13, 2013 (Exhibit 6). The engineering report concluded that based on the calculations, the proposed Wireless Communications Facility will comply with the current FCC and county guidelines for human exposure to radio frequency electromagnetic fields.
6. An Environmental Checklist for the project was determined to be required and an Environmental Checklist provided (Exhibit 10). After review of the environmental checklist and other information on file with the agency, the City of Issaquah determined that the proposal would not have a probable significant adverse impact on the environment. A Determination of Nonsignificance was issued for the project under WAC 197-11-340(2) on March 26, 2014, and a 14 day appeal period established that ends on April 9, 2014 (DNS entered as Exhibit 11).
7. On February 21, 2014, A Notice of Application of the proposed project along with drawings was mailed to adjacent property owners within 300 feet of the project site (228 property owners notified). A 2-week comment period was provided that expired on March 7, 2014. No written correspondence was received.
8. The 9 panel antennas will be flush mounted to the existing screening walls on the roof of the school buildings and the radio equipment cabinets to be located between the screening walls. The panel antennas will be painted to match the screening walls and have minimal visual impact as indicated with the elevation drawings provided (Exhibit 8).
9. The antennas and equipment would not generate significant noise, vibration, dust, glare, heat, smoke or odors.
10. Approximately one vehicle trip per month would be needed for maintenance which would not result in traffic impacts.
11. Section 18.07.505(D-J) of the Issaquah Land Use Code lists the review criteria for Wireless Communication Facilities. The project as proposed and conditioned meets the criteria listed in this section, including:
 - *Co-location and roof mounting of antennas*
 - *Siting and design of monopoles and associated equipment*
 - *Tower and antenna color*
 - *Standards (compliance with FCC and FAA)*
 - *Proof of Necessity*
 - *Noise*
 - *Obsolescence*
12. T-Mobile Network coverage maps were provided showing the existing T-Mobile coverage, including In-building commercial, In-vehicle, Outdoor (potentially unreliable), and In-building residential. A map was also then provided illustrating T-Mobile Existing Coverage with SE01929A. for In-building commercial, In-vehicle, Outdoor (potentially unreliable), and In-building residential. T-Mobile has a coverage gap in this area and is not providing quality in-building coverage (Exhibit 7). The proposed facility is designed to provide increased coverage to the Issaquah High School campus and the surrounding area.

13. The ASDP project application and plans were routed to all project reviewing departments and divisions, and their comments and concerns have been addressed in this Notice of Decision.

TIME LIMIT OF DECISION:

The final decision approving the Administrative Site Development Permit is valid for three years as specified by IMC 18.04.220-D, or as amended by the Issaquah Land Use Code.



Jerry Lind, Senior Planner



Date

EXHIBIT LIST:

1. Application, ASDP14-00001 received 1-14-2014
2. Vicinity map
3. Affidavit of Ownership/Agent Authority, received 1-14-2014
4. Legal description, received 1-14-2014
5. Narrative description (2 pages), received 1-14-2014
6. Non-Ionizing Electronic Exposure Analysis & Engineering Certification (8 pages), received 1-14-2014
7. T-Mobile coverage maps (2), received 1-14-2014
8. Photographic Simulation Locator and photos of High School (8 pages), received 1-14-2014
9. Project Plans, Received 1-14-2014
 - A. Title Sheet, drawing T-1
 - B. Site Plan, drawing A-1
 - C. Site Plan, drawing A-1.1
 - D. Enlarged Site Plan, drawing A-1.2
 - E. Southeast Site Elevation, drawing A-2
 - F. Northwest Site Elevation, drawing-2.1
 - G. Northeast Site Elevation, drawing A-2.2
 - H. Southwest Site Elevation, drawing A-2.3
10. Environmental Checklist, received 1-14-2014
11. SEPA Determination of Non Significance (DNS), issued 3-26-2014

VICINITY MAP

T-Mobile at Issaquah High School

700 2nd Avenue SE

